

# FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

September 2, 2020

Virtual Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Carole Sepe, Chair; Sharon Suarez, Vice-Chair; Sam Tressler, Secretary; Craig Hicks; Joel Rensberger; Michael Sowell

Members Absent: Terry Bowie

Staff Present: Steve Horn, Division Director; Mike Wilkins, Development Review Director; Kim Golden Brandt, Livable Frederick Director; Bryon Black, County Attorney; Tim Goodfellow, Livable Frederick Environmental Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:31 am

## 1. **PLEDGE OF ALLEGIANCE**

## 2. **ELECTION OF OFFICERS**

Rules and Procedures, Section 2-Officers and Committees:

2.1 The Commission shall organize annually in the month of September and confirm the election of a Chairman, Vice-Chairman, and Secretary (10-19-05)

Ms. Sepe asserted the motion to elect Sharon Suarez as Chair. Mr. Rensberger 2<sup>nd</sup>.

VOTE 6-0-0-1

FOR: 6 – Sepe, Rensberger, Suarez, Tressler, Hicks, Sowell

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 – Bowie

Ms. Suarez asserted the motion to elect Sam Tressler as Vice-Chair. Mr. Rensberger 2<sup>nd</sup>.

VOTE 6-0-0-1

FOR: 6 – Suarez, Rensberger, Tressler, Hicks, Sepe, Sowell

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 – Bowie

Ms. Suarez asserted the motion to elect Craig Hicks as Secretary. Mr. Tressler 2<sup>nd</sup>.

VOTE 6-0-0-1

FOR: 6 – Suarez, Tressler, Hicks, Rensberger, Sepe, Sowell

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Bowie

Ms. Suarez, newly appointed Chair, thanked Ms. Sepe for her service as Chair over the last year. Ms. Suarez then presided over the meeting.

### 3. **PLANNING COMMISSION COMMENTS**

Mr. Hicks introduced an issue regarding the YMCA Site Plan that was before the Planning Commission earlier this year, and was recently the subject of a public hearing before the County Council. He noted that a report presented to the Council relating to covenants and is part of public record, was not disclosed to the Planning Commission during its review of the site plan. He would like the report, as a matter of transparency, be made part of the Planning Commission's record at today's meeting. Mr. Black advised that a vote could be taken today to add this discussion as new business to a future agenda, but it would not be inappropriate to discuss it at today's meeting.

It was a consensus that Mr. Hick's suggestion to reference the report that is already on the website at <https://www.frederickcountymd.gov/DocumentCenter/View/328489/08182020---YMCA-Covenants---S-Horn-Planning-and-Permitting-Division> be included in the minutes of today's meeting.

Ms. Sepe added that she and Ms. Suarez have been working on updating the Tickler List of items for future discussion, one of which would be of tremendous help regarding any issues, easements, covenants, etc. as part of site plans. She hopes to share to the updated list soon.

### 4. **AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Wilkins briefed the Commission on the upcoming September 9<sup>th</sup> meeting. Mr. Horn extended appreciation of Ms. Sepe's leadership as Chair over the past year.

### 5. **LEGISLATION**

#### **RECOMMENDATION**

- a) *Bill 20-15* – To propose amendments to §1-19-8.210, 1-19-8.700, and 1-19-11.100 of Chapter 1-19 of the Frederick County Code (Zoning) to define “farmers market”; allow farmers markets as a temporary outdoor activity within certain zones; and include farmers market as a customary accessory use in property zoned Institutional

#### **Staff Presentation:**

Council Member Steve McKay

#### **Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to RECOMMEND Bill 20-15 as discussed with Council Member McKay. Mr. Hicks 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-0-0-1</u>
FOR:	6 – Rensberger, Hicks, Suarez, Tressler, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT	1 – Bowie

- b) *Bill 20-14* - To propose amendments to §1-19-9.400 of Chapter 1-19 of the Frederick County Code (Zoning) to modify Frederick County's waterbody buffer requirements.

#### **Staff Presentation:**

Tim Goodfellow, Principal Planner

**Public Comment:**

Earl Bell	Greta Napleton
Leslie McMullen	Bill Fisher
Margaret Elgin	Douglas Kaplan
Jim Bittner	Toni Santos
Lisa Bell	

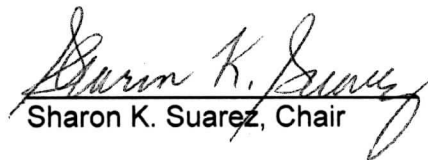
**Decision:** Mr. Tressler made a motion to NOT RECOMMEND Bill 20-14. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-0-0-1</u>
FOR:	6 – Tressler, Rensberger, Suarez, Hicks, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT	1 – Bowie

It was a consensus that Mr. Hicks and Ms. Suarez will draft a memo to Council President Keegan-Ayer that the Planning Commission would like to affirm and approach to safeguard or enhance water quality, aligning more with what is presented in Livable Frederick, that would involve incentive based measures and partnerships; and to revisit the recommendations as listed in Livable Frederick.

At this time, Mr. Sowell moved to adjourn. Mr. Hicks 2<sup>nd</sup>.

Meeting adjourned at 12:24 pm

  
Sharon K. Suarez, Chair

Oct. 30, 2020  
Date